

Town of Callahan
'A Florida Municipality'

Zoning Board Meeting Minutes
December 10, 2018

Present at meeting: Mr. Kirk, Mr. Mellecker, Mr. Bryan, Mr. Fleming, Mrs. Pipke and Mr. Williams
Absent: Mr. Knagge & Mr. Haugh

Meeting called to order – Mr. Kirk at 7:03 pm

Pledge of Allegiance & Invocation – Mr. Kirk

Persons wishing to address the board - None

Minutes – Mr. Bryan made a motion to approve the minutes from the last meeting on November 19th and Mr. Fleming 2nd the motion. Motion carried.

Mr. Kirk – brought the meeting to order.

Mr. Williams – We are discussing the rezoning of a property, address is 45023 Mickler Street. The current zoning of this property is Residential Low Density (RLD). The request is to allow this to be zoned so that it can be used as a professional office. Mrs. Rosenberry, who is a resident of Callahan, her and her husband live in Amhurst Oaks. You've got a residential property across the street and a residential property behind. If you change the zoning to commercial, you're allowing for any use within the commercial zoning district. Someone could come in there and put an intensive commercial usage there. Zoning that commercial could be a detriment to the other homes in the area. If you put it in there as conditional use you can add conditions to it. Whereas if you rezone it to something else you don't really get a lot of caveat as to what you can do in that area. As a conditional use you can say yes you can have this but as soon as you are no longer using it for that purpose, it will revert back to low density residential.

She knows that both the zoning board and the council will have to look at it. She would be fine with mixed use and she would be fine with conditional use.

Discussion continued about the different options and the possible impact on the area with each option. Change of wording and definitions was also discussed.

Mr. Fleming - asked about looking at other changes in the code and if this would be a good time to add those changes to the recommendation at this time.

Mr. Williams - we can defiantly do that but let's get the recommendation for this first and we can look at those later.

Mr. Bryan - made a motion to add an ordinance in 195-66 by adding in a letter E to include the following; architects, lawyers, engineers, real estate, insurance and accountants. In addition to also amend the language of 195-39 letter A and to omit letter A completely. Mr. Fleming 2nd the motion. Motion carried.

Mr. Kirk – does anyone have anything that they want to discuss?

Mr. Fleming – I have read the zoning chapter and there are a few things that I found that some things are relevant and some are irrelevant. For example, in 195-34, you can't have more than a 4 foot fence in your front yard and the side fences is currently 6 foot. Another example is under 195-38 B, C-2, C-5 and C-8. These are like home owners association types of things that I am seeing. We have a lot of other things to focus on, we have single wide trailers falling down and abandoned buildings. I found this stuff and having it in the code just in case we want to enforce it. I don't see where that gets people excited about zoning or being on our side when we really need them to be. And then 195-41 B, the parking of commercial vehicles in the front, I mean if you got a blue collared job and he is parking his trailer in the front yard, I don't think he should be a criminal. He should be able to park his utility truck or trailer. I don't see where that's relevant to what we are doing in Callahan.

Mr. Mellecker - If you read the code on Mobile Homes, you can't put a new mobile home in if there is a mobile home gone. Go to Pumpkin Court and look at those mobile homes, we can't do anything about that because they are there. But if one burns down more than 50% it has to be gone and they can't put another one there.

Discussion continued about travel trailers and the allowed uses, such as not being allowed to reside in the trailer versus the use in case of renovations or damages to the primary dwelling, fencing, attached/detached accessory structures and definitions.

Adjourn – Motion to adjourn by Mr. Bryan and Mr. Fleming 2nd the motion at 7:50 pm.

Motion carried


Mr. Kirk, Zoning President


Lorna Piipke

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.